

Clark County Rural Enterprise Task Force
Meeting #1
Monday, July 8, 2002
Battle Ground Senior Center

DRAFT MEETING SUMMARY

Attendance – Task Force Members

Eileen Abernathy
Susan Gilbert
Thomas Hill
David Nordeen
Jerry Nutter
Gary Oliver
Terry Reddish
Basil Rotschy
Larry Sarkinen
Jeff Strong
Terri Tweedell

Absent

John Bryden

Attendance – Staff/Consultants

Gordy Euler, Clark County Community Development
Mary Keltz, Board of County Commissioners' Office
Peyton Snead, Shapiro Associates
Jamie Damon, Jeanne Lawson Associates, Inc.
Alex Cousins, Jeanne Lawson Associates, Inc.

Attendance – Public

Approximately 15 people

Agenda

| | |
|-----------|-----------------------------------|
| 5:30 p.m. | Welcome |
| | Introductions |
| | Purpose/mission of the Task Force |
| | Operating procedures |
| | “Ordinance 101” |
| | Information needs |
| | Next meeting |

Introductions

The meeting began at 5:30 p.m. with staff/consultant introductions. Jamie Damon went over the agenda. Task Force members then introduced themselves to each other and answered the following question: *“At the end of this process, I hope that...”* Responses are summarized below.

- The solution is acceptable to a majority of people in Clark County
- Everyone comes to a middle ground and reaches a resolution
- A conclusion that suits the majority but is also enforceable
- A solution that works for the businesses
- A resolution that treats everyone equally
- Draft a clear, concise ordinance that everyone can live with
- A solution that protects residents and property owners
- A solution that provides for distinctions between rural and urban issues
- An ordinance with clear expectations that clarifies what is allowed and what is not
- A workable, acceptable, enforceable ordinance

Mission and Role

The Task Force will develop recommendations to the Board of County Commissioners (BOCC) on these specific issues;

1. Criteria and standards to be applied to business uses of rural property
2. Where and how such criteria should apply

Jamie asked everyone if they felt these two issues were sufficient in describing the role of the Task Force. A question was asked about whether the committee was charged with making recommendations for all rural business uses or just equipment use (the task force notebooks mentioned “Equipment and Storage” on the cover page). Gordy Euler confirmed that the group would be looking at rural enterprises; the covers were a mistake and will be corrected.

Next questions were asked about whether the proposed standards would involve issues inside the UGB’s or just the rural areas (also what defines “rural”?). Several of the members expressed a concern that it would be difficult to craft an ordinance that worked for both urban and rural uses. Gordy announced that the committee was dealing with a clean slate. The BOCC wants a solution that works for the county and the Task Force should focus on the areas outside the UGB’s. The scope of their mission can encompass urban uses, but the intent is to develop a rural solution. A suggestion was made to develop an ordinance that graduates standards based on lot size.

Someone asked whether the Task Force would be actually writing the ordinance. No. The group will be simply making a recommendation to the BOCC about the language to put into an ordinance. Peyton Snead explained that the group’s recommendation will be forwarded to the BOCC, then there will be legal review, and then the BOCC will adopt with possible revisions. The result could be a free-standing section or revisions to an existing ordinance. The process may or may not involve the Planning Commission depending on what the committee takes forward for consideration. Zoning changes will not be considered.

A comment was made that the current ordinance was written for urban lots and doesn't fit rural lots and rural issues. An ordinance designed for a 10,000 square foot lot doesn't work on a 40-acre lot. Another member commented that business owners could be doing more to ensure that the homeowners are satisfied.

Jamie re-directed the discussion to ask if the Task Force was clear on their mission and if there were any changes that anyone wanted to suggest.

Discussion then turned to the number and nature of complaints that have been made to the county. There is a feeling that the amount of complaints has been overstated by the media. One member stated that there have been 7 equipment complaints made in the last two years, so it is not really an equipment problem. One member suggested that the Task Force had been formed not because neighbors have complained but primarily because businesses that have been operating illegally want clarification. Most acknowledge that enforcement has not been good in part due to the confusion about what is permissible. Gordy deferred to Mary Keltz for some insight into the number and nature of the complaints that the county has received. Mary explained that everyone sees the issues from their own perspective. The county has heard from business owners and non-business owners. The county averages 100 complaints per year from rural and urban areas.

Jamie suggested that the committee move on in consideration of time. A quick poll was taken by head nodding to verify that the Task Force was ok with the wording of the mission and role. Majority agreed.

- Decision: The group will address rural issues and will be open to urban impacts if necessary.

Meeting Procedures and Ground Rules

Jamie read through the list of committee and staff expectations and explained that they can add to the list as they go along. A question was asked about how the Task Force would receive information from the meetings. Summary minutes will be included in a mailing that will go out one week in advance of each meeting. Minutes also will be placed on the county website for the public.

Overall the committee members understand and are comfortable with their role, the proposed format for meetings, and the facilitation. A suggestion was made that it is important for Jamie, as facilitator, to interrupt those who digress from the point. "Keep the committee on task" was added to the list of expectations of staff.

- Decision: See revised list of rules enclosed

Process Options

The committee then discussed how they would like to make decisions. There was general agreement that a group can get mired down in Roberts Rules of Order. Discussion revolved

around group consensus vs. majority vote. A suggestion was made to defer the method of decision making until later in the process. A nod of heads confirmed this decision.

Jamie asked the group whether they would like to appoint a Chair. There is an advantage for letter writing and media contact. Everyone decided that there was no need; a strong facilitator is enough and Jamie seemed to be doing a fine job.

The next issue was how to manage public comment at each meeting. This can be done before, after, before and after, during agenda items and in writing. All agreed that public comment was important and should be considered at each meeting, although there was general agreement that it should not consume too much meeting time. Some members preferred having the comment period up front, while others preferred at the end of each meeting.

- Decision: Defer method of voting until later.
- Method of taking public comment:
 - The committee will be open to taking public comment
 - There will be opportunities for written and oral comment at each meeting
 - Comment forms will be available for written comments – a comment form will be developed for review at the next meeting.
 - 10 minutes of time will be allotted at the end of each meeting for members of the public who want to speak (1-2 minutes per speaker, allowing for up to 10 speakers per meeting.)
 - The public may also be asked for comments prior to a vote
 - The facilitator will explain to the public at every meeting that the Task Force is not taking any particular side of the issue

Procedural Questions

- Alternates for absent members? No.
- Meeting summary format? Not minutes, but a summary
- How to interact with the media? Think before you speak. Deal with this as it comes up.
- Logistics? Meetings will be held at the Senior Center or the Battle Ground Chamber of Commerce. Members prefer to sit in a U-shape or a larger circle
- Meeting time? The group agreed that the meetings should be held on Mondays from 6-8 pm for the convenience of those not wanting to meet too early or too late.
- Meeting schedule? Members are to email Gordy or Jamie with their individual thoughts in advance of the next meeting. The next 3 meetings have been tentatively planned, but the schedule can be changed.

Information Needs

Members with information needs are asked to contact Gordy a week before the next meeting so the information can be included in their packets. The following are requested by the committee for review at the next meeting:

- A list of complaints made to the county (nature, number and areas represented)
- Map of UGA boundaries

- Copies of the current ordinance available for the public

Next Meeting

The group set the next meeting date as:

Monday, July 22, 2002

6-8 pm

Battle Ground Chamber of Commerce

912 E. Main Street

*snacks will be provided

And would like to cover the following topics:

- “Ordinance 101” (deferred from this meeting)
- Issues list
- Consider site visits for meeting #3
- Public comment

The meeting adjourned at 7:30 p.m.